

KIRKLEES METROPOLITAN COUNCIL INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No:	2026/62/91413/E
Site Address:	11, Lamplands, Upper Batley, Batley, WF17 0LL
Description:	Erection of single storey front and rear extensions
Recommending Officer:	Faiza Bano

DECISION – Conditional Full Permission

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Sarah Longbottom

AUTHORISED OFFICER

Date: 22-Jul-2026

HOUSEHOLDER DELEGATED REPORT

Application Number	2026/91413
Location	11, Lamplands, Upper Batley, Batley, WF17 0LL
Proposal	Erection of single storey front and rear extensions
Publicity end date	3 rd July 2026
Number of representations received	None.
Kirklees Local Plan Allocation/Designation	LP Environmental Designations, LB Airport Consult, DEVELOPMENT_LOW_RISK_AREA
Extension to Time (EoT)	Yes - EoT Date: 22/07/2026
Recommendation	Conditional Full Permission

	NO	YES
Applicant a Council Member or Officer in Investment and Regeneration (Skills and Regeneration)	✓	
Contrary to previous decision	✓	
Called in by Ward Member	✓	
Significant number of representations received	✓	

If 'No' to all above, proceed with a fast track report

By indicating that the development proposal complies with relevant national and local policy and the 'House Extensions and Alterations' Supplementary Planning Document, the planning officer is taking into account the information submitted with the application, any previous relevant applications, observations during any site visit, any comments received in connection with the application and any other considerations which are material to the decision.

Policy

National

National Planning Policy Framework (NPPF) December 2024
National Planning Practice Guidance (NPPG)

- NPPF Chapter 2 – Achieving sustainable development
- NPPF Chapter 12 – Achieving well-designed places
- NPPF Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Local

Kirklees Local Plan (LP):

- **LP 1** – Achieving sustainable development
- **LP 2** – Place shaping
- **LP 21** – Highways and access
- **LP 22** – Parking
- **LP 24** – Design
- **LP 51** – Protection and improvement of air quality

Supplementary Planning Document 'House Extensions and Alterations' (2021).

- Key design principle 1: Local character and street scene
- Key design principle 2: Impact on the original house
- Key design principle 3: Privacy
- Key design principle 4: Habitable rooms and side windows
- Key design principle 5: Overshadowing/loss of light
- Key design principle 6: Preventing overbearing impact
- Key design principle 7: Outdoor space
- Key design principle 8: Energy efficiency
- Key design principle 9: Construction materials
- Key design principle 10: Renewable energy
- Key design principle 11: Water retention
- Key design principle 12: Natural environment
- Key design principle 13: Vegetation and tree planting
- Key design principle 14: Drainage and flood risk
- Key design principle 15: Provision for parking
- Key design principle 16: Provision for waste storage
- Key design principle 17: Access for all users

	YES / NO	SUMMARY
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Negotiations/Amendments during course of application	No	N/A
Parish/Town Council comments sought	No	N/A
Planning History	Yes	90/02748: Erection of Conservatory - Conditional Full Permission
Consultations required	No	N/A

Assessment The Kirklees SPD sets out that single storey front extensions should comply with certain parameters set out at paragraph 5.14 on page 27 (and listed below) and if they do not, they need to be justified:

Front Extensions Should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
be set well back from the pavement or is well screened; (5.14)	Yes – the house is well setback from the pavement. It benefits from a garden and driveway to the side and a screened rear garden. The site also benefits from an attached garage which is situated beyond the front building line of the dwelling.	
The extension is small, subservient to the original building,	Yes – the extension would appear subservient and has been designed with a flat roof, in-keeping with host property. The proposal has a stepped design; whilst it projects out by a maximum of 4.2m, it would not project beyond the established front elevation of the dwelling (garage) due to	

	the design of the proposal and host property.	
The materials and design match the existing features of the original house; and	Yes – materials would match existing	
The extension would not unreasonably affect the neighbouring properties.	Yes – the modest scale would result in minimal impact on neighbouring property.	

The Kirklees SPD sets out that single storey rear extensions should comply with certain parameters set out at paragraph 5.2 on page 23 (and listed below) and if they do not, they need to be justified:

Rear Extensions Should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
respect the original house and garden in terms of its size and scale	Yes – the extension does not cover more than half of the total area around the original house.	
use appropriate materials which match or are similar in appearance to the original house; and	Yes – materials to match	
not have an adverse impact by way of overshadowing or loss of outlook of neighbouring properties.	The garage walls provides a degree of mitigation in terms of impact on the occupants of the neighbouring property.	

The Kirklees SPD sets out that single storey rear extensions should comply with certain parameters set out in paragraph 5.6 on page 24 (and listed below) and if they do not, they need to be justified:

Single storey extensions should:	<u>Yes - COMPLY</u>	<u>No - JUSTIFY</u>
be in keeping with the scale and style of the original house;	Yes – The extension is designed to be in keeping with the scale and style of the original house. It uses matching materials and architectural features, ensuring it blends seamlessly with the existing structure.	
not normally cover more than half the total area around the original house (including previous extensions and outbuildings);	Yes – The extension does not cover more than half the total area around the original house	
not exceed 4 metres in height;	Yes – The extension does not exceed 4m in height. The extension is designed with a flat roof and has an overall height of 2.7m, ensuring the structure remains unobtrusive and does not overshadow neighbouring properties.	
not project out more than 3 metres from the rear wall of the original house for semi-detached and terraces houses or by 4 metres for detached properties;	Yes – the extension projects out by 2.6m.	

where they exceed 3m in length the eaves height should generally not exceed 2.5 meters; and	N/A – the overall height of the extension is 2.7m.	
retain a gap of at least 1 metre from a property boundary, such as a wall, fence or hedge.		No – the extension retains a gap of 0.86m, however given the projection of the extension is less than 3.0m, this mitigates the non-compliance with the SPD in this instance

Design and Visual Amenity: Are the considerations in the following table acceptable?

Summary of local street scene/character:

The site to which this application relates is 11, Lamplands, Upper Batley, Batley, WF17 0LL. It consists of a two-storey brick built semi-detached property that benefits from a driveway, a garage and a garden to the front and rear. The site and its surrounding area are wholly residential characterised by two storey brick built detached and semi-detached properties with various forms of extensions.

Consideration has been given here in terms of the proposal's impact on the local character and street scene, including subservience, terracing and building line.

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	Further comments	✓ / X / N/A
Impact on the Local character and street scene	• KDP1 of the SPD	The proposed front porch is set back from the street	✓

	• Policy LP24 Design (a) and (c) of the KLP • Chapter 12 NPPF	The rear extension is modest in scale and is single storey. The proposed development would not appear overly prominent. The proposed development would be located to the rear of the property and will not impact the character or street scene across the frontage of the property.	
Impact on original house	• KDP2 of the SPD • Policy LP24 Design (c) and (d) of the KLP • Chapter 12 of the NPPF	The original property would remain the dominant feature.	✓
Height, scale and massing	• KDP 1 and 2 of the SPD Policy • LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	As above. The extension would project across the front and rear of the property and is single storey.	✓
Facing materials and detailing	• KDP 9 of the SPD • Policy LP24 Design (d) (iii) of the KLP • Chapter 12 of the NPPF	Facing materials to match existing.	✓
Roof style	• KDP 1 and 2 of the SPD Policy • LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF	Flat roof style – acceptable as in keeping with design of host property.	✓

Window proportions	• KDP 1 and 2 of the SPD	Modest size windows in extensions.	✓
	• Policy LP24 Design (a), (c) and (d) of the KLP • Chapter 12 of the NPPF		
Accessibility for all users	• KDP 17 of the SPD • Policy LP24 Design (f) • Chapter 12 of the NPPF	Private domestic extension which would provide easy access into the main house.	✓

The design of the proposal is therefore acceptable and accords with policies LP24 of the adopted Kirklees Local Plan, the SPD and the NPPF.

Residential Amenity: Are the considerations in the following table acceptable?

The main properties affected are:

- 9 Lamplands – This property forms the adjoining semi-detached dwelling to the application site. The proposed front extension would not result in any adverse impact on the amenities of the occupiers of this property, as the existing garage wall lies along the shared boundary and would continue to provide an effective physical screen between the two dwellings, preventing any concerns relating to overlooking or loss of privacy. The proposed rear extension would be positioned approximately 0.86m from the shared boundary, which is defined by a 2m high fence. Given that the extension would project no further than 3m from the rear elevation of the dwelling, a depth which is generally regarded as acceptable under permitted development principles, it is considered that the proposal would not result in an undue loss of light, increased sense of enclosure, or otherwise harmful impact on the residential amenity of number 9.
- 13 Lamplands – This detached dwelling is situated to the north of the application site and is separated from the proposed development by in excess of 1m from the shared boundary. Having regard to the siting, scale and separation distances involved, it is not considered that the proposed extensions would give rise to any unacceptable impacts in terms of overlooking, loss of light, outlook, or overbearing effects upon the occupiers of No. 13. As such, the residential amenity of this neighbouring property would be satisfactorily preserved.

		Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	Further comments	✓ / X / N/A
Impact on privacy of neighbours (to sides, rear and front)	•	• KDP 3 & 4 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	Acceptable for the reasons set out above.	✓
Impact on light and outlook of neighbours (to sides, rear and front)	•	• KDP 4, 5, 6 of the SPD • Policy LP24 Design (b) • Chapter 12 of the NPPF	As above.	✓
Remaining garden space of application property	•	• KDP 7 of the SPD Policy • LP24 Design (b) and (c) • Chapter 12 of the NPPF	As above.	✓

The proposal is therefore acceptable in terms of residential amenity and accords with policy LP24 of the adopted Kirklees Local Plan, the SPD and the NPPF.

Highways and Parking: Are the following acceptable?

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	Further comments	✓ / X / N/A

Impact on highway safety	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	Parking is predominantly provided on-street and in curtilage, which remains acceptable due to the location of this property and the neighbouring houses – off the main through-fare. The property also has a driveway big enough to fit a car after the construction of the proposed rear extension.	✓
Parking provision	• KDP 15 of the SPD • Policy LP22 Parking (f) of the KLP • Chapter 12 of the NPPF	Maintains appropriate access and off-street parking.	✓
Provision for waste storage	• KDP 16 of the SPD • Policy LP24 Design (d) (iv) • Chapter 12 of the NPPF	None shown on plans however, there is sufficient space within the red line boundary to allow for storage on site. Condition not considered necessary.	✓

The proposal is therefore acceptable in terms of highways and parking and accords with policies LP21 and LP22 of the adopted Kirklees Local Plan, the SPD and the NPPF.

Other matters: Are the following acceptable?

	Relevant key design principle (KDP) of the SPD, Policy in the Kirklees Local Plan and the NPPF	Further comments	✓ / X / N/A
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Impact on trees	• KDP 13 of the SPD • Policy LP24 Design (d) (i) (iv) Policy LP33 Trees • Chapter 12 of the NPPF	N/A	✓
Impact on ecology	• KDP 12 of the SPD • Policy LP30 • Chapter 15 of the NPPF	N/A	✓
Carbon Budget / Climate change statement	• KDP 8, 9, 10 & 11 of the SPD • Policy LP51 • Chapter 14 of the NPPF	Small scale domestic development to an existing dwelling. As such, no special measures required in terms of the planning application with regards to carbon emissions. A Climate Change	✓
		Statement has been submitted with this application.	
Drainage and Flood Risk	• KDP 14 of the SPD • Policy LP24 (d) (vii), LP27 and LP34 of the KLP	The rear garden and landscaping would be retained to allow for runoff. The site is not located within an identified Flood Risk Zone 2 or 3 area.	✓

The proposal is therefore acceptable in terms of the above listed other matters and accords with policies set out in the Kirklees Local Plan, the SPD and the NPPF.

Representations, including Parish/Town Council comments:

No representations received.

Conclusion:

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

Recommendation: **CONDITIONAL FULL PERMISSION**

Number:

Conditions and Reasons

- Reason:** In the interests of visual amenity and in accordance with Policies LP01, LP02 & LP24 of the Kirklees Local Plan, Principles 1 and 2 the Council's adopted House Extensions and Alterations Supplementary Planning Document and policies within Chapter 12 of the National Planning Policy Framework.

Plan Type	Reference	Version	Date Received
Existing Floor Plans and Elevations	(25441)1_Scheme as existing		26 May 2026

Proposed Floor Plans and Elevations	(25441)2_Scheme as proposed		26 May 2026
Supporting Information	25441_Statement in support of single storey front and rear extensions at Lamplands Batley		26 May 2026
General	25441_Lamplands_climate-change-guidance-for-planning-applications-statement		26 May 2026

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Authority have, where possible, made a preapplication advice service available, complied with the Kirklees Development Management Charter 2024 and otherwise actively engaged with the applicant in dealing with the application. It was not considered necessary to seek any amendments/further information during the course of this application.

Report Dated: 20/07/2026